



NI In the News

INSIDE THIS ISSUE:

President's
Message 4

Risk 5

Concrete
Repairs 6

December 8, 2011—Butterfield Country Club

Northern Illinois IFMA Holiday Gala

Cocktails and dinner followed by dancing and entertainment!

Bring a \$20 gift card for our gift exchange!

NI member event only!!! Spouses and significant others welcome!!



Community Service Project - We will be collecting hats, gloves, scarves, mittens, socks and under garments for the residents of Aspire for Christmas presents. We are looking for all adult sizes for both male and female residents.

**Please note that cash or check is accepted at the door or credit card via Cvent. No IOU's will be accepted!

**All no shows will be billed.

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From the President....



The first part of November I was at a meeting with Dan Hampton the day after the Bears Monday game that they had beaten Philly. Hampton was talking about how excited he was with the Bears future from the game the night before. It was not so much that they had won but more it was the first time he thought that they were acting like a team. They had finally come together and acted like a team working together which he had not seen in a long time.

Welcome to TEAM IFMA-NI. This organization is a team of over 300 professionals and associates that come together to help each and make our business's stronger. Whether it is improving a facility or making more sales, we are all in this organization for the same reason. IFMA-NI has a strong base of which I am proud, as are all of our members, and it takes a lot of team work and effort to sustain an organization of this size. I am sure you can tell by now where I'm heading with this but it's time that we get more volunteers to help run this team. We need help with several of the committees including

associate, hospitality, website, and a newsletter editor for starters. This is your organization so why not join the team and get involved. It can't hurt and you will get more out of it than you put in. Just let myself, Kathy, Gerry, Bill, or Scott know that you want to join the team and we'll get you started. Don't forget we will pay \$25,000 IFMA BUCKS for a newsletter article!!

The focus groups have both met and the meetings have been a great success. There was a lot of information and Bill did a great job moderating and setting the focus of the meeting. We will be digesting the information and then be meeting with both groups again in January. Thanks again Bill GREAT JOB!

The House of Delegates at World Work Place voted on bylaw amendments for the organization. Once it passed in the House of Delegates, it must be voted on by the full membership of IFMA. The current bylaws also stipulate at least 25% of the members must vote. You should have received an email notice to vote. Please follow up and vote.

Don't forget our membership drive bring in an FM and get a chance for a getaway weekend at Pheasant Run. Also keep coming to monthly meetings and have a chance for a trip to WWP 2012 in San Antonio.

The Annual Holiday Party is December 8th at the Butterfield Country Club. Unfortunately, my superiors feel it would be in my professional best interest to be somewhere else that night so I will not be able to attend. I'm sure Gerry will do a great job standing in for me. I wish all of you and your families a very safe and happy Holiday Season and a prosperous New Year!!!!

This month's secret saying "TEAM IFMA-NI"

*Doug Kettel
President*

Risk

Every facility faces a variety of risk. In today's environment, risk is foreseeable, which means that you need to take the proper steps to protect the business, customers and visitors. The days of thinking, since it hasn't happened to me or my facility, therefore I do not need to take precautions or spend money on it is gone. In fact, not taking steps increases your level of risk and potential for an unfavorable event to occur, which could cause significant loss or harm to people and property. This can also cause substantial business interruption, which can have a very high direct and indirect financial cost to the organization.

Mitigating risk, is an organization responsibility. Security is no longer a person or just a department. It is a combination of many disciplines such as facilities, finance, HR, Internal Audit, IT, Security, and others.

What risks do your facilities face? Here is a partial list: Employee Safety, Fire Hazards, Internal Theft, Inventory Control, IT Security, Machinery Accidents, Slip and Fall Claims, Supply Room Access, Time Clock Theft, Tractor Trailer Theft, Truck Yard Safety, Vandalism, Vendor Fraud, Visitor/Vendor Access, Workers Compensation Claims and Workplace Violence. And don't forget about the cleaning crew, that is usually one of the many outsource resources that companies rely on and need to keep accountable for their actions.

Reducing risk is a combination of the procedures and systems that you have in place. Procedures clearly outline the expectations of what the organization has determined to be the right course of action for everyone to follow. The procedures also need to be tracked and evaluated for compliance. Systems are all of the items that your facility has in place such as: After hours lighting, access control, back-up generators, doors, Electronic fire alarm, emergency lighting, exterior lighting, fences, fire extinguishers, Intrusion detection, locks, safes, sprinkler systems or other types of suppression, turnstile or any other physical controls, vaults and video surveillance. It is also important to keep all of these systems properly maintained with preventative maintenance and testing programs.

One trend in security is to leverage web hosted or remote services, that reduce cost and increase the overall value of your security investments. Costs are reduced by eliminating local software, servers, administration and on-going support. Value is increased by making your systems simple, useful, flexible and help you to run your business effectively.

The best way to tackle your facility or organization security needs is to develop a plan based on your priorities. The priorities are determined by many factors such level of risk, risk tolerance, insurance requirement, laws, Authority Having Jurisdiction (AHJs) and ROI. The key is to have a detailed plan, gain the necessary "buy-in" and establish a practical time line. Many facilities implement these plans over several years and continuously update them to keep them current.

Rich Hewitt, Director of Commercial Sales for Protection 1 Security Solutions, Board Certified by The American Board for Certification in Homeland Security (ABCBS), Certified In Homeland Security Level IV (CHS-IV) and Sensitive Security Information Certified (SSI).

Concrete Repairs Made Simple

Have you ever observed concrete problems? If you took a walk outside today I would say you have. We truly see this in the Midwestern region of the U.S. with freezing temperatures. We all know about how freeze thaw cycles effect concrete and when one puts a patching material down it simply does not last a winter season. So what usually happens is a maintenance staff member or an outside contractor will apply more of the same material once the weather warms up. I cannot tell one how many times an engineer or contractor has told us "I use this material because I always have used this." We all know what has worked in the past might not be a great indicator of what will work in the future. Anyone who has tried conventional concrete repair methods can attest to that.

Wouldn't it be great if one could put down a material once and have that material last for more than one year? What about ten years? Take an exterior stairway at a shopping mall as an example. After years of the freeze thaw cycle and salt being applied to the stairs in the winter the concrete is eroding away. Now comes one of four choices for the operations manager / facility manager. Choice one is the easiest and is gaining in popularity which is to do nothing as there is no money in the budget to address this problem. Choice two is to hire a contractor to come in to demolish and replace that stairwell using ready mix concrete and reinforcement bars. Choice three is to use a Portland cement based patching material to repair what is currently there. Choice four is to have internal staff or an outside contractor make the repair using a polymer modified material.

Now we will evaluate all options. Obviously doing nothing is just ignoring the problem until it gets worse and becomes a safety issues then we are forced close down an area until the funding is there. Choice two is great when a contractor can quote a job and replace the entire stairway and not have it be a problem again for a number of years. However this is costly and many facility managers simply cannot do this with the resources available. Choice three is wonderful if the repair using concrete materials is for a lower cost than having to replace the entire stairway. Your problem comes when the winter arrives, because the bond on concrete to concrete is not strong enough and when your freeze thaw cycle occurs and your chloride sinks into the surface your repair is not going to last more than a few years. To make long story short water permeates into the concrete and causes reinforcement bars (rebar) to corrode. This in turn causes the concrete to crack which will eventually travel to the surface. Once on the surface water will freeze and thaw causing expansion which will in turn cause bigger cracking until the concrete breaks from the surface. Again, we now have a possible safety issue with trip and fall hazards or worse concrete breaking and potentially hitting a vehicle or worse a person.

Now there are ways to protect or seal the concrete from chloride attack and ways to get a stronger bond to your surface but some contractors are concerned with profit and will make that shortcut in material selection more often than not. Let's not forget in these times contractors are extremely aggressive is seeking projects. Let's determine what the materials are that a contractor is going to use to address this repair. First they are going to determine how many people and how much time is needed to complete the specified project. Second, they are going to determine what kind of surface preparation is needed to prepare the concrete. Third and most important is what material is going to be used to address the repair. Fourth they are going to determine where to bid and how much profit can be made on the project.

Concrete...continued from previous page

When using non cement polymer epoxy materials one will not have to worry about bond strengths or chloride resistance. The material can hold up to the chloride in the wintertime and has a bond strength that is so strong that it cannot be broken without ripping out existing concrete in the process. Below are several frequently asked questions:

What about curbs in a parking lot? The material is nearly four times as strong as conventional concrete which means when a repair with conventional patching material has failed the epoxy materials will not. What about areas with heavy vehicle traffic such as a loading dock? The compression strength on several epoxy materials is 15,500 pounds per square inch compression strength. A good concrete mix purchased from a local supplier will have about 5,000 pounds per square inch compression strength.

What about metal surfaces like posts or railings? Can the polymer epoxy bond to metal? In short, yes the bond is so strong that water will be unable to penetrate and thus corrosion at that point is eliminated.

What about foul odors and disruption to a facility or complaints from the other employees? In selection of a polymer epoxy material look for 100% solids which means that there are absolutely no VOC's (Volatile Organic Compounds). This means there will be no complaints as there are no odors.

Bottom line is that the repair will hold up where others have failed. Finally many of these repairs can be completed by the internal maintenance staff saving a facility manager hundreds if not thousands of dollars. See the before and after pictures of a recently completed project with a non cement polymer composite material.

BEFORE



AFTER



In conclusion make sure that one does a fair amount of homework and check out the references of any contractor and the materials that are used. Finally don't be afraid to ask questions about completed projects and the satisfaction from the clients with their work. In today's economy we are forced to do more with less so we need to be diligent in our evaluations.

Repair - don't replace!

Kevin Padera is a District Sales Manager for the Enecon Corporation in the Chicago Illinois market. He specializes in fluid flow system troubleshooting. Other responsibilities include consultation on making any repairs to buildings, structures, and equipment. Feel free to E-mail him at kevinpadera@enecon.com

December 2011

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|-----|-----|-----|-----|-----|-----|
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

Schedule of Events

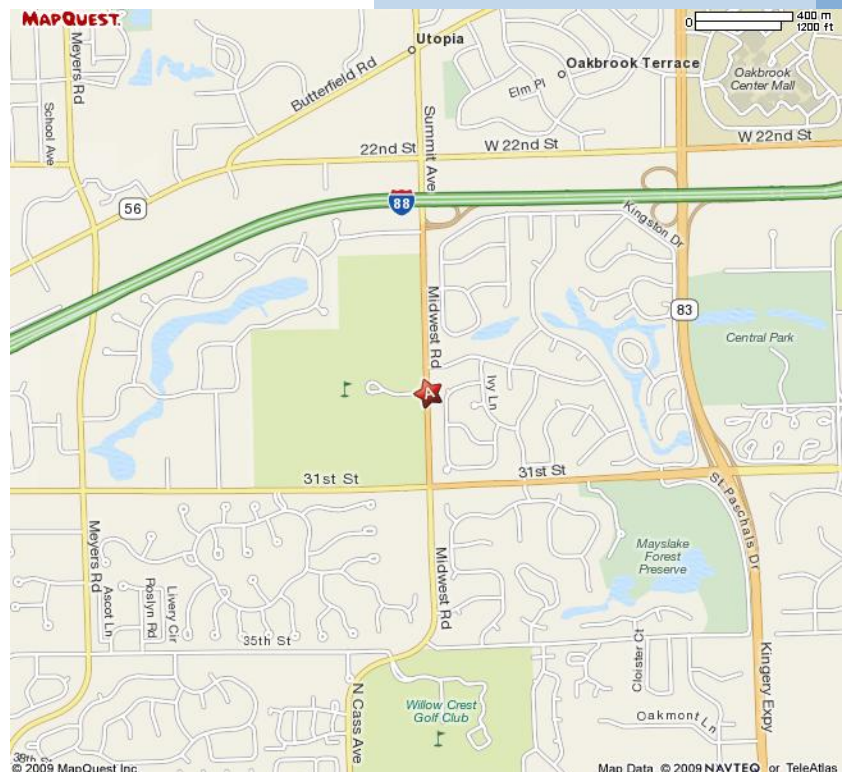
- December 8, 2011—Holiday Gala
Butterfield Country Club
- January 3, 2012—Discover Financial Services
- February 7, 2012—Elk Grove Village Municipal Building
- March 6, 2012—Harper College

Directions to Butterfield Country Club:

From O'Hare:
I-294 South to I-88 (West to Aurora). Merge onto I-83 South/Kingery Highway. Take the Oak Brook Rd/31st St ramp. Keep right at the fork. Turn right onto Oak Brook Rd/31st St. Turn right onto Midwest Road.

From I-294 South:
I-294 North to I-88 (west to Aurora). Merge onto I-83 South/Kingery Highway. Take the Oak Brook Rd/31st St ramp. Keep right at the fork. Turn right onto Oak Brook Rd/31st St. Turn right onto Midwest Road.

From Downtown Chicago:
I-290 West (Eisenhower Expressway) to I-88. Merge onto I-83 South/Kingery Highway. Take the Oak Brook Rd/31st St ramp. Keep right at the fork. Turn right onto Oak Brook Rd/31st St. Turn right onto Midwest Road.





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To provide exceptional education, networking, career development, and leadership opportunities that support and advance the Facility Management profession in Northern Illinois.

Sponsorship opportunities are available, please contact our chapter administrator at the e-mail listed to the left for complete details!



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